

Motion to Approve

(Approving zoning amendment)

“I move to adopt the proposed Consistency Statement dated July 1, 2025, contained in the agenda materials and to approve the zoning amendment with the adoption and effective dates described in the agenda item under Recommended Action. This approval is also deemed an amendment to the Future Land Use Map, to the extent described in the adopted Consistency Statement.”

Comprehensive Plan Consistency Statement

July 1, 2025

Zoning case no. *Z-43-24*

Address: *1321 & 1405 Athens Drive*

Applicant: *Arthur Gordon and Anya Gordon*

After considering the policies, maps, and other materials included as a part of the Comprehensive Plan, the Council determines that the proposed zoning amendment is **CONSISTENT** with the Comprehensive Plan and other adopted plans, **INCONSISTENT** with the Future Land Use Map, and should be **APPROVED**.

This approval is also deemed an amendment to the Future Land Use Map as to the subject property only, from Low Scale Residential to Medium Scale Residential.

The action taken is reasonable and in the public interest because:

- The request would allow for increased land use intensity in an area with good access to employment options and below average transportation costs. Compared to existing zoning, it would allow for greater residential entitlement across a wider variety of building types. It would also allow for

limited commercial uses, such as retail and office, which could serve surrounding neighborhoods.

- The request would add to the housing supply and allow for development of a wider variety of building types. This includes “missing middle” types such as apartments and multi-family townhomes.

The request has been found to be consistent with the following Comprehensive Plan policies:

- LU 2.2 Compact Development
- LU 5.2 Managing Commercial Development Impacts
- LU 8.1 Housing Variety
- LU 8.3 Conserving, Enhancing, & Revitalizing Neighborhoods
- LU 8.5 Neighborhood-scale Housing
- H 1.8 Zoning for Housing

The change in conditions taken into account in amending the zoning ordinance to meet the development needs of the community are:

- The increased need for housing, especially “missing middle” housing types, in southwest Raleigh.